



MULCAHEY ELEMENTARY

TAUNTON, MA
November 01, 2016



Owner's Project Manager

CGA | Project Management

Project Director: Dan Tavares, AIA

Registered Architect with 30+ years in the design & public construction industry; 25 MA Public K-12 School Projects; more than 5 million SF of school construction valued over \$475M

The OPM is the centerpiece of an Owner's team with the primary responsibility of representing, advocating, and safeguarding the interests of their clients

We manage all aspects of a project specifically as it relates to process and budget, schedule, communications, and quality controls



agenda

leadership

team

schedule & process

existing conditions

mulcahey

hopewell

educational programming

visioning work

space summary

next steps







leadership

elementary education

engagement

long term relationships

msba experience

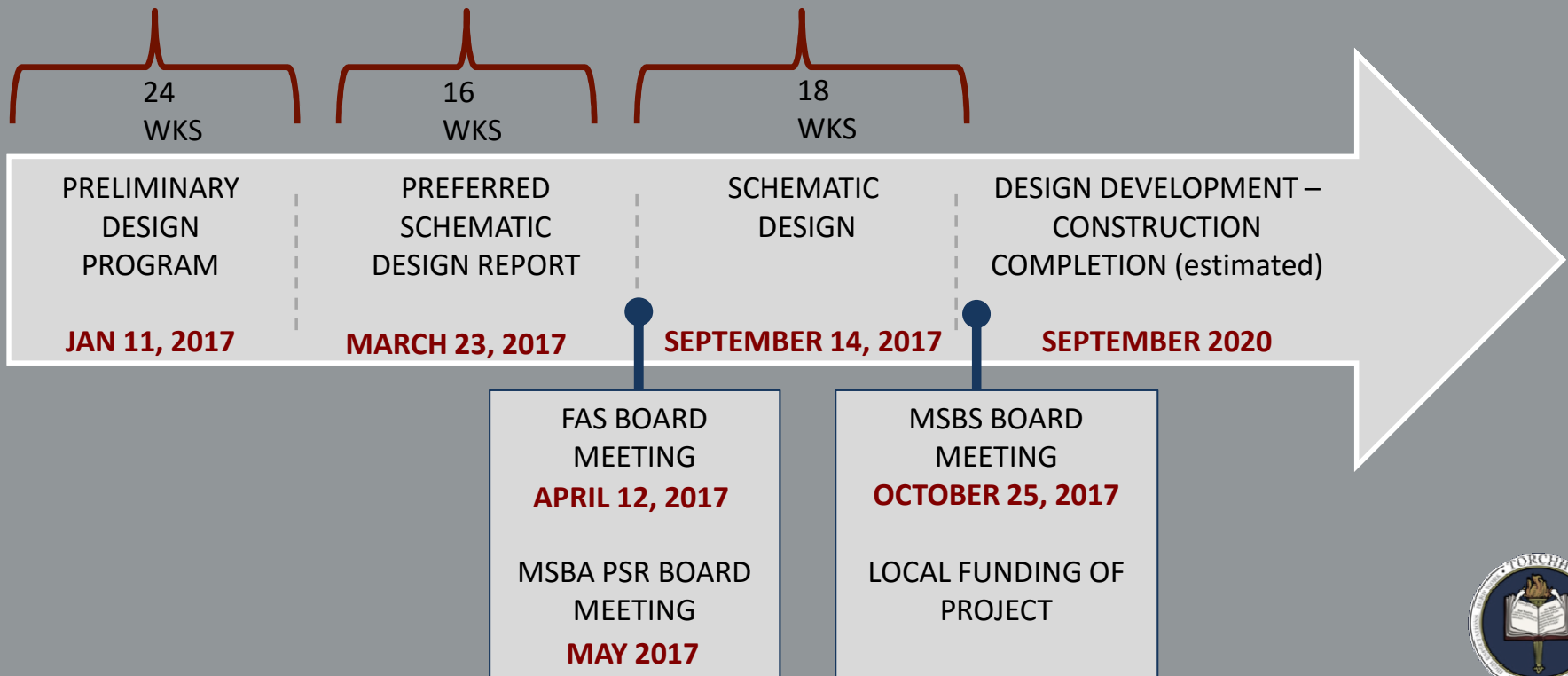
SCHEDULE

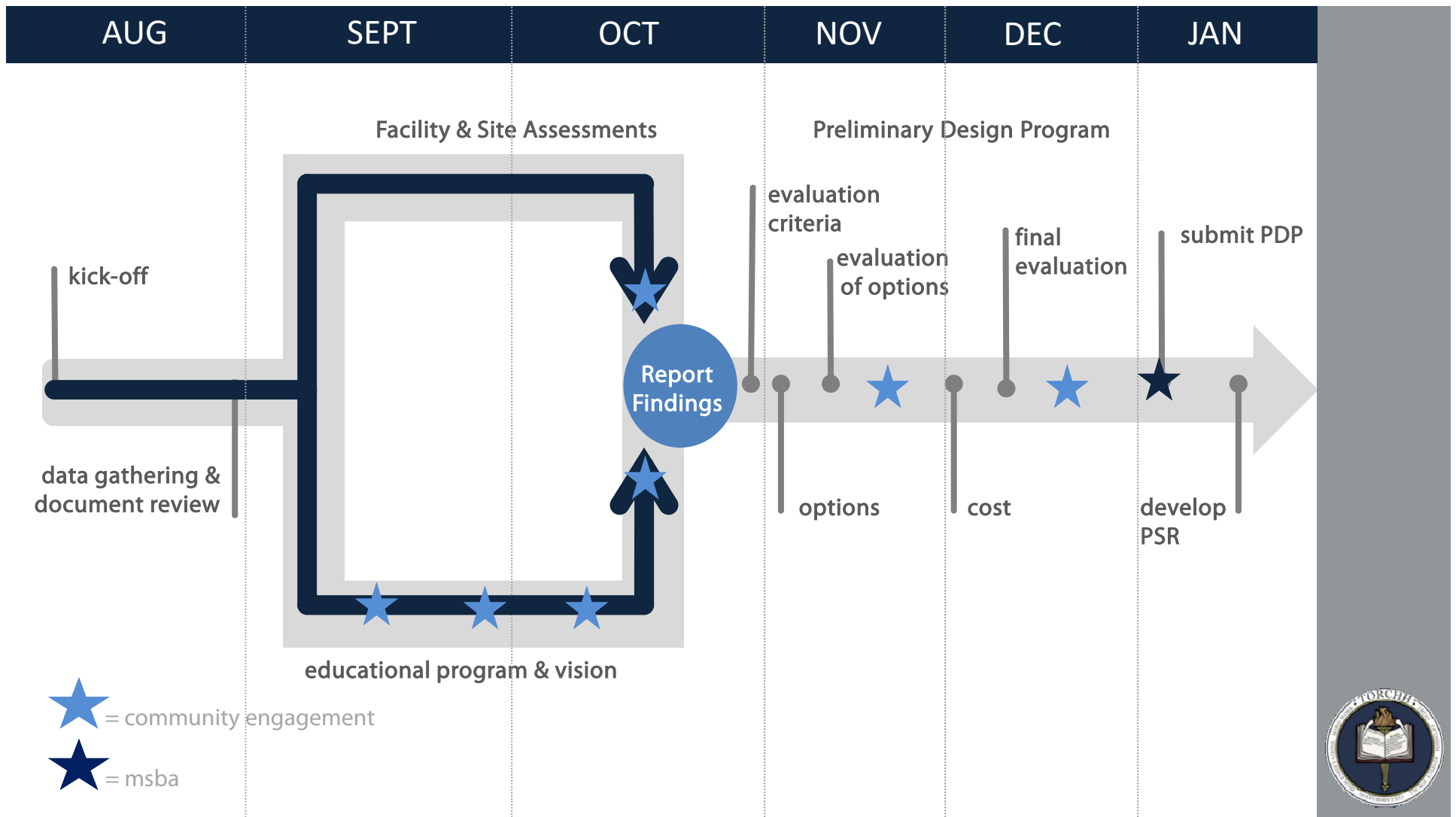
FEASIBILITY

AUG 16, 2016 – JUNE 13, 2017
40 WEEKS TO PSR APPROVAL

SCHEMATIC DESIGN

MAY 2017 – SEPT 2017
18 WEEKS TO SD







EXISTING CONDITIONS

triggers for building upgrades

- **Seismic :** renovations exceeding 50% of the building area
- **Accessibility:** cost exceeding 30% of the building value
- **Fire Protection:** any addition or renovation to the existing



mulcahey existing conditions



exterior envelope

- 1990 section is in good condition
- 1954 section is in poor condition
- rusting of curtain wall framing
- damage to vents



mulcahey existing conditions



interior finishes & functional use

- moisture on ceilings
- moisture damage to surfaces
- restrooms used for office space
- showers used for storage



mulcahey existing conditions



accessibility

- inaccessible stage
- non-compliant plumbing fixtures
- non-compliant handrails
- door hardware & push / pull clearance



mulcahey existing conditions



- unit ventilators are past their expected service life
- HVAC system is inefficient and very costly to operate and repair
- original power distribution system is in poor condition and panels are full
- emergency generator is under sized
- fire alarm system is obsolete



hopewell existing conditions



- MEP antiquated systems beyond useful life
- no fire sprinklers
- accessibility
- leaking systems
- exterior brickwork in need of repair
- multi-functional space cafeteria / kitchen / gym / stage / storage





EDUCATIONAL PROGRAMMING

Visioning Outcomes

Sept. 22: Visioning #1 – The Big Picture

What skills do students need to succeed in the 21st century? How can Mulcahey best prepare them for their future?

Sept 23: Visioning #2 – Drilling Down

What are the key issues for the project? What are the key spaces? What are the overarching guiding principles for design?

Sept 27: Visioning #3 – Confirmation & Details

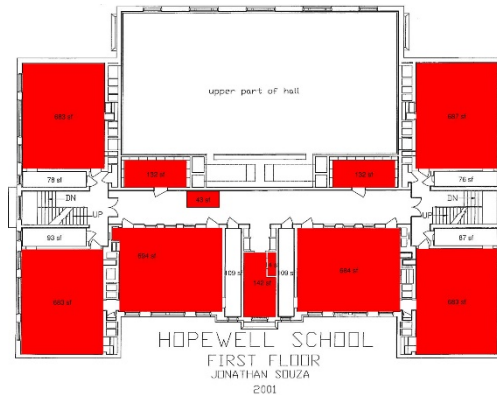
What are the desired characteristics of key spaces?



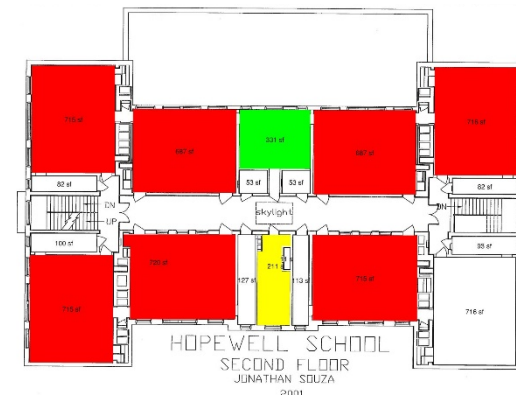
MSBA Comparative Analysis



1st Floor



2nd Floor



3rd Floor



<90% of Guideline



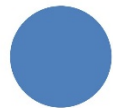
Between 90% & 110%



>110% of Guideline



Preliminary Space Summary



Core Academic

(32,071 Exist | 42,950 Prop | 31,900 MSBA)



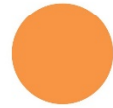
Special Education

(8,176 Exist | 11,685 Prop | 8,050 MSBA)



Art & Music

(3,009 Exist | 5,075 Prop | 5,075 MSBA)



Health & PE

(8,040 Exist | 6,300 Prop | 6,300 MSBA)



Media Center

(3,151 Exist | 3,978 Prop | 3,978 MSBA)



Dining & Food Service

(9,913 Exist | 9,368 Prop | 9,276 MSBA)



Medical

(416 Exist | 610 Prop | 610 MSBA)



Administration & Guidance

(2,163 Exist | 2,270 Prop | 2,720 MSBA)



Custodial & Maintenance

(2,242 Exist | 2,335 Prop | 2,335 MSBA)

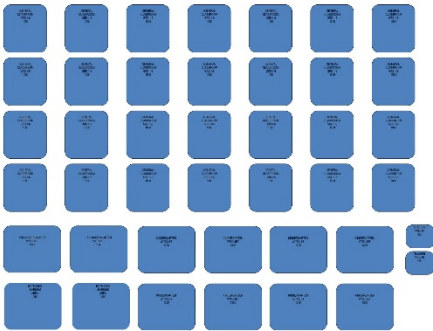
EXISTING TOTAL = 69,181 NET SF
PROPOSED TOTAL = 85,021 NET SF
MSBA GUIDELINE = 70,244 NET SF

735 Student Enrollment



Preliminary Space Summary

Core Academic = 42,950 nsf (+11,050)



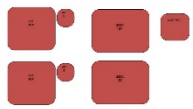
msba = 11,685 nsf (+3,635)

Special Education = 7,560 nsf (-490)



msba = 8,050 nsf

Art & Music = 5,075 nsf (+0)



msba = 5,075 nsf

Health & PE = 6,300 nsf (+0)



msba = 6,300 nsf

Media Center = 3,978 nsf (+0)



msba = 3,978 nsf

Dining & Food Ser. = 9,368 nsf (+92)



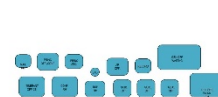
msba = 9,276 nsf

Med. = 610 nsf (+0)



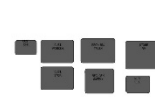
msba = 610 nsf

Admin. & Guid. = 2,720 nsf (+0)



msba = 2,720 nsf

Cust. = 2,335 nsf (+0)



msba = 2,335 nsf

Gross SF Totals

Existing = 110,104 GSF
Proposed = 127,531 GSF
MSBA = 106,575 GSF

735 Student Enrollment



Planning & Programming Look Ahead

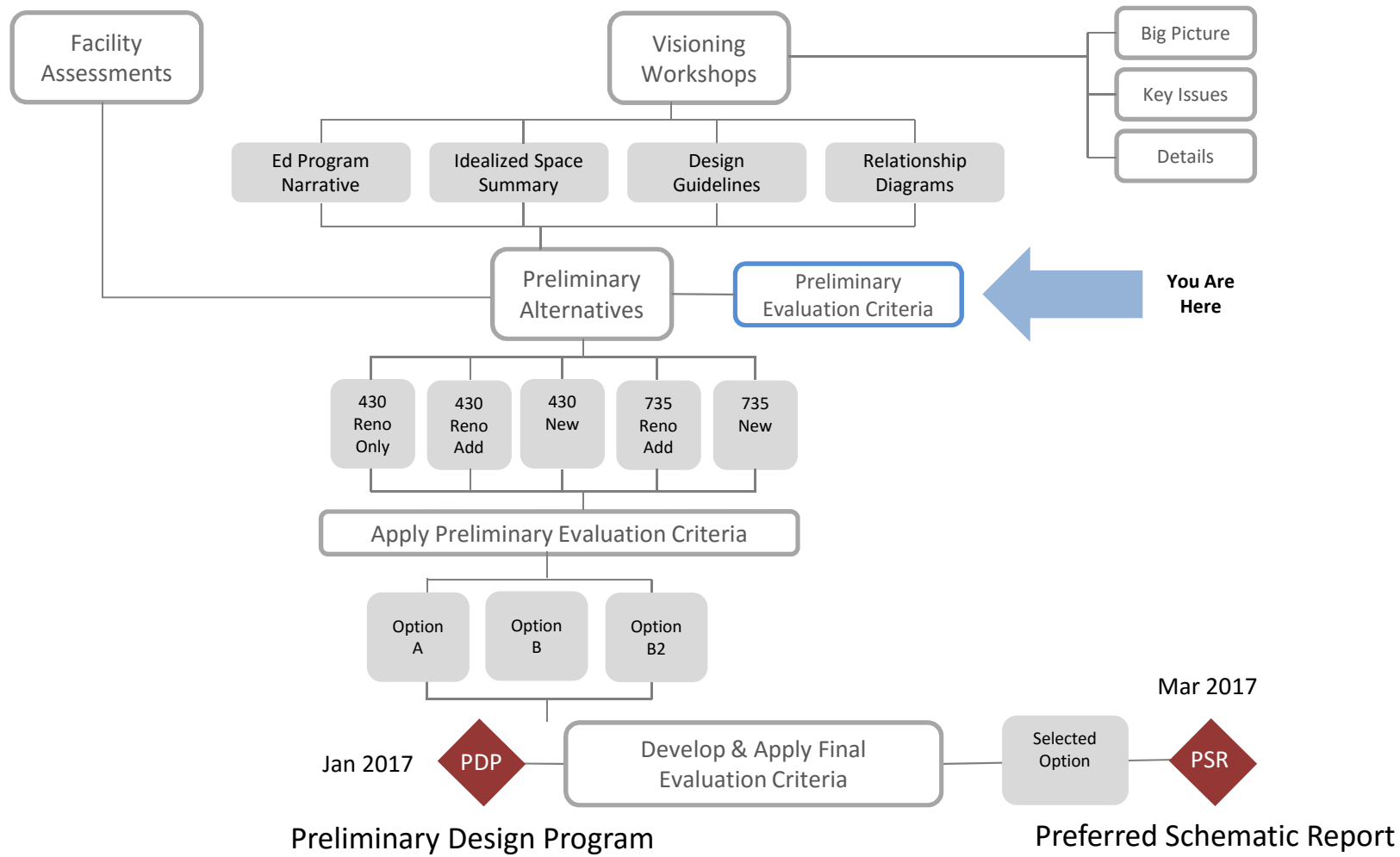
Working Group Topics – (Oct & Nov)

- Review of Facility Assessment Findings
- Development of Evaluation Criteria
- Review of Preliminary Alternatives
- Identification of Short List of Preferred Alternatives





NEXT STEPS



Feasibility Study Process



Proposed Schedule

11 / 01 / 2016 City Council Presentation

11 / 16 / 2016 **School Committee**

Presentation of Final Options (short list)

11 / 29 / 2016 City Council Presentation

Presentation of Final Options (short list)

12 / 07 / 2016 **School Committee**

Presentation and Approval of Options & PDP submission

12 / 13 / 2016 City Council

Presentation and Approval of Options & PDP submission

Feasibility Study Process



